

## MINUTES

### MANSFIELD INLAND WETLANDS AGENCY Regular Meeting, Monday, October 1, 2007 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger (arrived at 7:02 p.m.), B. Ryan, G. Zimmer  
Members absent: B. Gardner, R. Hall, P. Plante  
Alternates present: M. Beal, L. Lombard, B. Pociask  
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 P.M. and appointed alternates Beal, Lombard and Pociask to act in members' absence.

#### **Minutes:**

9/4/07 - Zimmer MOVED, Lombard seconded, to approve the Minutes as written. MOTION PASSED UNANIMOUSLY. Beal noted that he listened to the tapes of the meeting.

9-10-07 Field Trip - Ryan MOVED, Holt seconded, to approve the Field Trip Minutes as written. MOTION PASSED with Favretti, Beal, Lombard, Ryan and Holt in favor and all others disqualified.

9-17-07 Special Meeting - Zimmer MOVED, Pociask seconded, to approve the Special Meeting Minutes as written. MOTION PASSED with all in favor except Ryan who disqualified herself.

#### **Communications:**

The Draft Minutes of the 9/19/07 Conservation Commission and the 9/17/07 Wetlands Agent's Monthly Business report were noted.

#### **Old Business:**

##### W1378 - Storrs Center Alliance, LLC - Storrs Center Project

Holt MOVED, Beal seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the Storrs Center Alliance, LLC (file no. W1378), for a mixed-use town center, on property owned by the State of Connecticut, Esther Warzocha, and Steve Rogers, located on the east side of Storrs Road from the Storrs Post Office Drive to Dog Lane, as shown on plans dated 6/25/2007, and as described in other application submissions. This action is based on the application submissions and information presented at a Public Hearing held on September 4, 2007 and

from observations made on a field trip to the site on July 19, 2007, and in consideration of applicable regulations.

The Agency hereby finds:

1. The wetlands treatments presented represent an improvement to those important wetlands areas which are now partially degraded, by reducing the amount of sedimentation presently occurring;
2. The existing flooding of the wetlands will be controlled and the sedimentation limited by the extensive drainage control systems that are proposed;
3. The project offers long term improvement by the on-going reduction of sedimentation impacts on the site's wetlands;
4. Overall, the project will enhance the existing environmental quality of the site's wetlands;
5. Through mitigation efforts, the project's improvements outweigh the loss of two presently degraded wetland areas totaling 0.28 acres, with improvements being proposed for 3.22 acres of other wetlands on the site;
6. The project offers a considerable commitment of resources, both in the open space dedication of more than 20 acres of land important for protection of wetlands on and off the site, and in the drainage system controls designed to improve conditions for these area wetlands;
7. That a feasible and prudent alternative does not exist, based on reductions in the scope of development now proposed that were made according to the recommendations of the applicant's environmental experts. The result will be a state-of-the-art drainage system offering long term improvement to wetlands both on and off the site.

This approval is granted with the following conditions:

1. No construction permits shall be issued until acceptance by the Town of deed documents for the open space dedication areas, together with surveying pins and open space tags placed every 50 to 100 feet along the open space boundaries;
2. The drainage retention areas located directly adjacent to wetlands and all other storm water management improvements shall be completed promptly and at early stages of each phase for which they are required;
3. No construction permits shall be issued until all required State and Federal permits have been obtained. Any revisions to the Storm Water Management Plan shall be reviewed and approved by the Inland Wetlands Agency prior to installation. An additional Inland Wetlands license shall not be required unless revisions involve significant alterations to the project;
4. An Inland Wetlands license shall be required for the planned walking trails through the open space areas. Said trail design shall:
  - A. Avoid proximity to the important vernal pool areas located on the open space parcel, except for an overlook area specified in comments made by Dr. Michael Klemens;

- B. Insofar as practical, the trail shall be combined with efforts to restore the stockpile areas needing stabilization in the northeasterly area near the wetland in that location;
- 5. Best Development Practices, as outlined by Calhoun and Klemens in their book by the same title, shall be followed;
- 6. Appropriate erosion and sedimentation controls (as shown on the plans) shall be place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until October 1, 2012), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review, comment and determination prior to its conclusion. MOTION PASSED UNANIMOUSLY.

W1386 - Shifrin - Mansfield Hollow R - parking expansion

A brief discussion was held. Kochenburger questioned the amount of maintenance required for the rain gardens, and Zimmer recommended including a condition regarding maintenance. Holt MOVED, Lombard seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Sam Shifrin, (file W1386), for the construction of Phase II parking area as depicted on a 12/8/97 site plan, on property owned by the applicant, located at 114 Mansfield Hollow Road, as shown on a map dated 12/9/96 revised through 12/8/97, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

- 1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
- 2. A defined stockpile area shall be enclosed with silt fencing;
- 3. Two (2) rain gardens shall be created to capture runoff from the parking lot and roof areas to protect the water quality in the Natchaug River. The rain gardens shall be maintained according to approved standards. Specific instructions for installation are outlined in the Wetlands Agent's memo dated September 26, 2007, as attached;
- 4. Consultation with the Wetlands Agent, prior to work, will aid in locating the stockpile area and two rain gardens, and all these shall be drawn on the final plans.

This approval is valid for a period of five years (until 10/1/2012), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period

shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1387 - Abell - Bassetts Bridge R - above ground pool in buffer

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Tina and Roger Abell, (file W1387), for the installation of a 24 foot above-ground swimming pool, on property owned by the applicants, located at 606 Bassetts Bridge Road, as shown on a map dated 8/30/07, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon:

1. A consultation with the Wetlands Agent, prior to work, that shall determine if and where erosion and sediment controls are needed.

This approval is valid for a period of five years (until 10/1/2012), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency.

The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**Public Hearing:**

W1383 - Bobb - Separatist & N Eagleville R - 7 lot subdivision

Chairman Favretti opened the Public Hearing at 7:23 p.m. Members present were R. Favretti, J. Goodwin, K. Holt, P. Kochenburger, B. Ryan, G. Zimmer and Alternates M. Beal, L. Lombard, B. Pociask who were appointed to act. Meitzler read the Legal Notice as it appeared in the Chronicle on 9/20/07 and 9/26/07. Meitzler listed the following communications received and distributed to all members of the Agency:

- 9-27-07 memo from Grant Meitzler, updated from his 8-29-07 memo
- 9-24-07 updated plans
- 9-17-07 Conservation Commission Draft Minutes
- 9-27-07 letter from Thomas A. and Alice-Mae Suits of 12 Hillyndale Road
- 9-27-07 memo from Terry and Joan Webster of 23 Southwood Road

Michael Dilaj of Datum Engineering, representing the applicant, submitted certified mailing receipts to the Agency. He requested that the information presented during the Inland Wetlands Public Hearing be entered into the record for the Planning and Zoning Commission public hearing which follows.

John Alexopoulos, Registered Land Architect, was present to address any questions, and he gave a brief summary of his landscape analysis of the site.

Mr. Dilaj reviewed the proposed site plan and a yield plan. There are two scenarios: one (the yield plan) depicts a town road into the site, and the other

(the proposed plan) depicts two common driveways, which Dilaj said would have less impact than the town road on wetlands onsite and on Eagleville Brook which flows along one boundary. He outlined the BAE, DAE, acreage and frontage for each lot for each scenario as well as the amount of wetlands that will be disturbed or filled for each. The road will disturb 3,700 square feet of wetlands and the common driveways will disturb 2,600 square feet. He also indicated that the Eastern Highlands Health District is requiring additional test pits on specific lots as outlined in the EHHD memo.

Dilaj indicated that he has not yet received a response from UConn regarding his request to connect to their water line on North Eagleville Road to supply all 7 lots. If not granted, he noted that each lot will have an onsite well. Dilaj also noted that sightline distances in both directions from all driveways and the proposed road would be 350 feet or greater.

Dilaj, on behalf of the applicant, agreed to a 35-day extension to revise plans to address staff comments. He will submit a letter to the Planning Office requesting the extension.

Chairman Favretti opened the discussion for Agency members.

Zimmer questioned if building the road, as opposed to the common driveways, would decrease the size of building lots, and wondered if shifting the common driveway more to the east side would be better or worse for keeping away from the wetlands. Zimmer also questioned the width of the wetland crossing.

Beal asked if one 24-inch culvert would be large enough for the wetland crossing. Meitzler noted that it is designed to accommodate water flow for a 25-year storm, and that it is adequately sized.

Chairman Favretti opened the discussion to the public.

Mr. Thomas Suits, of Hillyndale Road, indicated that he had no real objection and feels that as long as the wetlands, septic, and open space requirements are adhered to he anticipates no problems.

Attorney Howard Schiller, representing Allison Hilding, expressed the concerns her family had with the project's impact on her property. Ms. Hilding explained the background of the drainage pipe that drains from her basement onto one of the proposed lots by previous agreement with the landowner. She expressed concern for the drainage of her property should anything happen to that pipe. She also addressed the effect of the generally high water table in the area on her property.

Zimmer questioned the right to drain from one lot onto another.

Holt MOVED, Lombard seconded, to continue the Public Hearing until November 5<sup>th</sup>. MOTION PASSED UNANIMOUSLY.

**New Business:**

W1388 – Windham Referral, Common Ground - 87 Roanoke Ave. - utility work

Grant Meitzler summarized his memo and suggested that no response was necessary by the Inland Wetlands Agency. Members agreed by consensus that no response was necessary.

**Reports of Officers and Committees:**

None

**Other Communications and Bills:**

Noted

**Adjournment:**

The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary